

**STAFF DRAFT**  
**Councilmember Conlin's Proposed Comprehensive Plan Goals and Policies for the Northgate Area Comprehensive Plan (NACP)**  
**May 4, 2004**

<b>Proposed Goal or Policy Number</b>	<b>Proposed Text</b>	<b>Discussion</b>
		Note: In almost all cases, minor changes to the format of the statements have been made, in order to provide consistency with other neighborhood plan goals in the Comprehensive Plan. Additions are <u>underlined</u> and deletions are <del>crossed out</del> .
<b>NG-G1</b>	A place where people live, work, shop, plan and go to school---all within walking distance.	From the NACP vision statement.
<b>NG-G2</b>	Transform a thriving, but underutilized, auto-oriented office/retail area into a vital, mixed-use center of concentrated development surrounded by healthy single family neighborhoods.	From the NACP vision statement.
	<b>LAND USE AND HOUSING</b>	
<b>NG-G3</b>	The surrounding single family neighborhoods <del>are will be</del> buffered from intense development in the core, but <del>will</del> have ready access to the goods, services, and employment located in the core via a range of transportation alternatives including walking, bicycling, transit, and automobile.	From the NACP vision statement.
<b>NG-G4</b>	<del>Concentrate</del> The most intense and dense development activity <u>is concentrated</u> within the core. <del>The Plan encourages development of</del> The core <u>as is</u> a major regional activity center for retail, commercial, office and multifamily residential uses with densities sufficient to support transit.	From the NACP vision statement.
<b>NG-G5</b>	<del>Use land use regulation to cause new</del> Development <u>to is</u> located close to transit stops and <del>to provides</del> good pedestrian and bicycle connections throughout the area, <u>so that</u> . <del>This will help to minimize</del> intra-area vehicular trips and <del>reduce</del> locally generated	From the NACP vision statement.

	traffic <u>are reduced</u> .	
<b>NG-G6</b>	<del>Encourage</del> Commercial activity outside the core <del>that</del> is smaller in scale and allows for a mix of uses that serve the adjacent residential neighborhoods.	From the NACP vision statement.
<b>NG-P1</b>	<u>Create</u> a Northgate Overlay District <del>shall be created</del> to address the special characteristics of development in the area.	NACP Policy #1.
<b>NG-P2</b>	<del>The land use pattern in the Northgate area should</del> Concentrate employment activity where the infrastructure and transportation system can best accommodate it.	NACP policy #2.
<b>NG-P3</b>	<u>Promote</u> a mixture of activities including commercial and residential uses <del>shall be promoted</del> in areas with <u>that have</u> NC and RC zoning designations.	NACP Policy #3.
<b>NG-P4</b>	<u>Promote</u> additional multifamily housing opportunities for households of all income levels <del>shall be promoted</del> to the extent that a compatible scale and intensity of development can be maintained with adjacent single-family areas.	NACP Policy #4.
<b>NG-P5</b>	<del>To</del> Reduce conflicts between activities and <del>to</del> promote a compatible relationship between different scales of development <u>by maintaining a transition</u> between zones where significantly different intensities of development are allowed.	NACP Policy #5.
	<del>General development plans shall be required to ensure that the development of super blocks in the Northgate Area supports and reinforces the vehicular/pedestrian balance envisioned to complement transit use in the Northgate Overlay.</del>	NACP Policy #13. Deleted in recognition that the General Development Plan provisions were removed from the Land Use Code in December 2003 by Ordinance 121362. As part of taking this action, the Council adopted design guidelines that address the development of super blocks as well as a development agreement for the Northgate Mall and South Lot.
	<b>TRANSPORTATION</b>	
<b>NG-G7</b>	<del>The</del> Improved alternative means of access, good vehicular and pedestrian circulation, and enhanced, interesting environment <del>will</del> contribute to the economic viability of the commercial core,	From the NACP vision statement.

	attracting customers, visitors, and employers.	
<b>NG-G8</b>	<del>Locating</del> A concentration of medium to high density residential and employment uses within a 10-minutes walk of the transit center reduces the number and length of vehicle trips and makes travel by foot and bicycle more attractive.	From the NACP vision statement.
<b>NG-P6</b>	<del>Seek to improve the efficiency of the transportation system shall be maximized</del> by accommodating more person trips rather than vehicle trips.	NACP Policy #6.
<b>NG-P7</b>	Enhance transit service and facilities to make it a more attractive travel mode for persons living and working in the Northgate Area.	NACP Policy #7.
<b>NG-P8</b>	Increase pedestrian circulation with an improved street level environment by <del>striving to create</del> ing pedestrian connections that are safe, interesting and pleasant.	NACP Policy #8.
<b>NG-P9</b>	Manage parking supply, location and demand to discourage the use of single occupant vehicles, and to improve short-term parking accessibility for retail customers, patients, and visitors, without undermining transit or high occupancy vehicle (HOV) usage, or detracting from the creation of an attractive pedestrian environment.	NACP Policy #9.
<b>NG-P10</b>	<del>Seek to reduce the impact of increases in traffic volume by limiting minimizing</del> conflicts with local access streets, and improving traffic flow, circulation and safety, without increasing vehicular capacity.	NACP Policy #10.
<b>NG-P11</b>	<del>Development of a high capacity transit station shall be designed</del> <u>Seek to control minimize impacts of a high capacity transit station</u> on surrounding neighborhoods by emphasizing non-motorized access, transit supportive land uses, and an attractive pedestrian environment at and near the station.	NACP Policy #11.

	<b>OPEN SPACE</b>	
<b>NG-G9</b>	Quality open space in sufficient quantity and variety to meet the needs of workers, shoppers, students, and visitors, as well as recreational and natural spaces for the growing residential population.	From the NACP vision statement.
<b>NG-P12</b>	<u>Seek to establish</u> a system of open spaces and pedestrian connections, <del>shall be established</del> to guide acquisition, location, and development of future open space and to establish priorities for related public improvements.	NACP Policy #12.
	<b>DRAINAGE</b>	
<b>NG-P13</b>	<u>Seek to</u> reduce potential runoff into Thornton Creek, and <u>encourage restoration of</u> the Creek to enhance aquatic habitat and absorb more runoff.	Renumbered NACP Policy #14.
	<b>HUMAN SERVICES AND COMMUNITY FACILITIES</b>	
<b>NG-P14</b>	<u>Strive to</u> provide quality human services for all segments of the population.	Renumbered NACP Policy #15.
	<b>FINANCING</b>	
<b>NG-P15</b>	<del>The City should</del> Explore and <u>seek to</u> develop a variety of strategies for financing implementation <u>measures</u> . <del>of this Plan</del>	Renumbered NACP Policy #16.